

Citizen Participation Report

Reserve at Red Rock

Blandford Homes

NWC Recker Rd. & Thomas Rd.

December 23, 2019

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for a General Plan Minor Amendment, Rezoning-PAD, Preliminary Plat, and Site Plan Review. These requests are being made for the proposed development on the approximately 136-acre property located at the northwest corner of Recker Road and Thomas Road in Mesa (Maricopa County Assessor Parcel numbers 141-39-001N, 141-39-001P, and 141-39-001M). The preliminary address assigned by the City of Mesa is 5802 E. Thomas Road. The proposed project is Reserve at Red Rock, a high-quality single-family gated community with enhanced open space and resort lifestyle amenities.

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

djstapley@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within one mile of the project and Homeowners Associations within one-half mile of the project site (provided by the City).
- 2. **A first neighborhood meeting** was held on October 1, 2019 at 6:00 p.m. at Las Sendas Elementary School, 3120 N. Red Mountain, Mesa 85215. Approximately 31 citizens attended the meeting, and 25 signed in. During the meeting, the applicant presented the project request and exhibits and provided opportunities for neighbors and interested parties to comment, ask questions, and receive feedback.

The notification list for the neighborhood meeting includes the above-referenced contact list (The registered neighborhood contact list was provided by the City of Mesa). A copy of the draft notification letter for the neighborhood meeting and contact list are included with this Citizen Participation Plan.

A sign-in sheet was prepared for neighborhood meeting in an effort to notify those in attendance of any upcoming meetings (see attached). Those who signed-in with contact information were added to the public hearing notification list. A neighborhood meeting summary has been submitted to the City Staff along with this Citizen Participation Report.

- 3. **A second neighborhood meeting** was held on November 14 at 6:30 p.m. at Red Mountain Ranch Elementary School, 6650 E. Raft River Street. The notice list for this meeting included approximately 1,500 property owners within the approximately one-square mile Red Mountain Ranch HOA. Approximately 125 attended this meeting. Those who signed in and provided contact information were added to the public hearing notification list. A summary of this meeting has been submitted along with this report.
- 4. **Comment Forms** – Ten citizens submitted comment forms during the two neighborhood meetings, which have been summarized in the neighborhood meeting summaries and have been submitted with this report.
- 5. **Interested Citizens** – The applicant has had discussions with individuals in the area who are interested in the proposed development and the use of the City proceeds from the sale. The applicant will continue communication with these individuals as necessary.
- 6. **Nammo Talley** – Before and after the pre-submittal conference, Blandford Homes met several times with representatives of Nammo Talley, the neighbor to the north, to discuss the proposed Reserve at Red Rock development and to explore options for mitigating respective adjacency concerns.

Sound studies, air quality testing, and soils testing have been performed in conjunction with Nammo Talley. Noise testing that was performed on the Reserve at Red Rock property and at the source on Nammo Talley's property. The findings concluded that the adjacent use will have minimal impacts on the Property and that the noise is within (below, less than) the acceptable limits for residential development. The provision of the approximately 28.2 acre open space buffer on the north part of the proposed development, the hilly terrain, and landscaping as discussed in the Project Narrative, responses to the City's review comments, and in neighborhood meeting summaries will assist with sound mitigation and provide additional separation between the land uses.

In response to conversations with Nammo Talley, Blandford Homes is discussing constructing a sound mitigation wall on Nammo Talley's property, separate from this application. This wall will require approval of the adjacent property owner and will not be subject to this zoning request. Based on preliminary studies, the wall height will vary and will be determined by the area's topography. It will be constructed in accordance with sound and structural engineering standards. Again, it is noted that even without the noise wall, sound studies indicate the noise levels are within acceptable standards for residential development.

7. **Red Mountain Ranch HOA** – The applicant also met multiple times with representatives of the adjacent Red Mountain Ranch HOA before and after the pre-submittal and formal submittal to discuss the project and hear their comments. As noted above, a special neighborhood meeting was held for the HOA members. In addition, the applicant made a presentation at their December 5, 2019 HOA meeting (see submitted notes from the meeting). The Red Mountain Ranch HOA has assigned a HOA Board representative to work with Blandford Homes throughout the process of entitlements and development, which provides additional opportunities for members of the HOA to have a consistent contact person familiar with the project.

An agreement regarding Red Rock Park was an item of discussion whereby the new development would make mutually desired capital improvements to the park (see item 10.f below).

8. **Boeing** – The applicant has met with Boeing prior to the pre submittal application. The applicant will continue to communicate with Boeing and provide copies of the development proposal.
9. **Mesa Parks Department** – The applicant has met with the City of Mesa Parks Department regarding the location, programming, and ongoing maintenance of the proposed public access park/trail on the north side of the property.

10. Summary of Issues and Responses

The submitted neighborhood meeting summaries outline the issues and comments raised and the applicant's responses in relation to Reserve at Red Rock. These documents, in addition to the applicant's comment-response letters and other exhibits submitted to the City to address City comments, indicate how the applicant addressed each issue raised by the public concerning Reserve at Reck Rock.

A brief recap of some of the main issues are provided for convenience, as follows:

- a. It appeared that a majority who discussed the project with the applicant supported it and were worried about what might develop otherwise (e.g., industrial).

Response: The applicant agrees that the proposed residential use is designed to be a high-quality residential use with resort lifestyle amenities. Special care has been taken in the project design to provide for compatibility with the surrounding area.

- b. Some nearby homeowners prefer single story homes at least where they would back-up to Recker Road north of Red Rock Park. Some who live on or near Recker want to preserve views.

Response: The applicant will consider that request and noted that landscape buffers and width of the street will reduce the effect of homes in that area.

- c. Do not provide access points on Recker Road at Star Valley Street or Red Mountain Ranch's other streets along Recker Road.

Response: No vehicular access into the community will be provided at any of those streets. Instead, the entries will be located on Thomas Road and on Recker Road located just north of Red Rock Park where it will limit impacts on the neighboring community. At the previous Star Valley location, there are underground utilities that need to be preserved; as such, that area will have a sidewalk and some landscaping.

- d. Public Access Park:
 - Many liked the idea of this park and requested information on its design.
 - Many liked the buffer and wanted limited access and parking.
 - Some wanted unpaved parking
 - Some prefer discreet parking into the site, some want on-street parking, others do not.

Response:

As part of the bid process, the City required that the northern part of the site be reserved as a buffer to Nammo Talley and as a public access park. This area is envisioned as a recreational amenity that preserves a significant amount of natural open space and that provides a low key access to a nice hiking trail. As proposed, the public access park will not be gated. Generally, it will be open on the perimeter and available to the public during typical park hours as would a regular public park.

Public access to the low-key trail will be located on the west side of Recker Road south of the homes on Ranier and north of Star Valley Street. According to the proposed plan, a few parking spaces are planned on the west side of Recker Road. Both Blandford Homes and members of the adjacent Red Mountain Ranch HOA indicated a desire to design the access as a low key area to limit the intensity of visitors any given time and to be sensitive to the surrounding homes in the area. The City has asked for a small parking lot, and some neighbors have asked for limited parking on Recker Road, rather than a formal parking lot. In the conceptual plans for the parking area, the applicant has attempted to balance the needs of everyone on that issue.

The applicant envisions that the trail will incorporate some sitting areas that highlight views to the mountains, and possibly ADA accessible trail areas. Landscaping is proposed along certain portions of the northern buffer area to help screen views to the property to the north. Originally, sections of landscape screening walls were proposed alongside the desert landscaping. However, the final design has not been completed. That will be ultimately be determined by the City, which will be responsible for the final design and operation of proposed public access park.

- e. Traffic impacts on Recker Road.

Response: During construction, the applicant will consider limiting access at Recker Road where possible, although it will need the second access to promote efficient and safe circulation through the project. The applicant obtained a preliminary traffic analysis that suggests that Recker Road is far below capacity and that it can readily accommodate this project. Blandford Homes will be required to comply with the traffic engineering requirements of the City.

It is more likely that most of the residents will use the Thomas Road access because more units are located on the south half of the project. Preliminary data suggests that the Higley Road access to the Loop 202 Freeway from Thomas Road would be more convenient, which would increase usage of the Thomas Road access. The City of Mesa Traffic Engineering department will be able to address detailed questions about Recker Road's capacity.

f. Red Rock Park

1. A majority of the comments favored some improvements and shared usage.
2. The types of improvements – no consensus on the improvements:
 - Some wanted a perimeter barrier, others not.
 - Some wanted a pool, others not for cost reasons, and they have one at the club.
 - Several liked pickleball
 - Concerns with dogs running free
 - Many commented that the park was lackluster in design right now.
3. A small number do not want any agreement for use of the park or improvement of it. They prefer to keep it the same or similar to existing and desire low cost maintenance to keep HOA fees down.

Response: The project will be independent from the Red Mountain Ranch and will provide its own amenities in 3 of its own park-like amenity areas, in addition to its vast system of private trails and open space corridors and the adjacent public access park. Red Rock Park will continue to be separately owned by Red Mountain Ranch HOA.

The applicant is working with Red Mountain Ranch HOA on a proposed agreement. It is not required, but is being offered, in a way the applicant believes will benefit both communities. The preliminary idea would be for Blandford Homes to provide enhancements to Red Rock Park based on a list of improvements that are still being discussed. They include enhancements to the parking area, existing park facilities, and the introduction of new amenities. The improvements would include a pedestrian connection to Reserve at Red Rock at the park's western boundary. In exchange, Reserve at Red Rock would assess a maintenance fee on its own members to support funding for its fair share of the maintenance of Red Rock Park. Both communities would be able to use the park, but it would remain under the ownership and control of Red Mountain Ranch.

- g. Use of the proceeds from the sale of public land – A few citizens commented on how the City of Mesa will allocate funds from the sale of the City property from the public auction. Suggestions included:

- i. utilizing the funds to improve the public access park on the north end of the project;
- ii. installing landscaped medians on Thomas Road to beautify that corridor; and
- iii. allocating funds to parks and open space amenities in the general vicinity to benefit the local residents.

11. For public hearing notice, applicant will post two (2) 4' x 4' sign(s) on the property consistent with City standards. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Project Schedule:

Pre-Submittal	July 3, 2019
1 st Neighborhood Meeting	October 1, 2019
Formal Submittal to City	October 7, 2019
2 nd Submittal	November 11, 2019
2 nd Neighborhood Meeting	November 14, 2019
Presentation at the Red Mountain Ranch HOA Board of Directors Meeting	December 5, 2019
Planning & Zoning Public Hearing	<i>January 8, 2020</i>

Attached Exhibits:

A First Neighborhood Meeting Documents:

1. Notice letter
2. Map of notification area
3. Notice lists
4. Summary of Neighborhood Meeting and comment forms
5. Sign-in sheets
6. Comment forms

B Second Neighborhood Meeting Documents

1. Notice letter
2. Map of notification area
3. Notice lists
4. Summary of Neighborhood Meeting and comment forms
5. Sign-in sheets
6. Comment forms

C Additional Neighbor Outreach Documents

1. Notes from December 5, 2019 Red Mountain Ranch HOA meeting.
2. Email – Median landscaping (8-6-2019)
3. Letter – Open Space comments (11-10-2019)
4. Letter – Red Rock Park and open space amenities (11-14-2019)
5. Email – Recker Rd access-Red Rock Park (11-20-2019)

From: Isaias Garcia Romero [<mailto:Isaias.GarciaRomero@MesaAZ.gov>]
Sent: Monday, August 05, 2019 6:59 PM
To: Sean Lake <Sean.Lake@pewandlake.com>
Subject: Fwd: Loss of Park Land

Good evening Sean,

Councilmember Luna received the following concerns and suggestions. At your earliest convenience, can you please contact this constituent? Thank you in advance.

If you require further of me, please don't hesitate to ask.

Respectfully,
Isaias

Isaias Garcia Romero
City of Mesa
City Council Assistant | District 5
P.O Box 1466
Mesa, AZ 85211-1466
T: 480.644.6799 | Isaias.GarciaRomero@mesaaz.gov

Please note: Under the Arizona Public Records statute, A.R.S. 39-121 et seq., e-mails received by or sent from the City of Mesa may be a public record subject to disclosure.

Begin forwarded message:

From: "David Bender" <dbender6@cox.net>
Date: August 5, 2019 at 11:40:11 AM MST
To: <district5@mesaaz.gov>
Subject: Loss of Park Land

Dear Councilmember Luna, since the existing parkland at northwest corner of Recker and Thomas Roads will becoming a housing development, I recommend that some of proceeds from the sale be used to improve the environment nearby.

At the time when ADOT was planning the interchange at Recker Road and the Loop 202, the City was considering landscaping the median (including trees) on Thomas Road between Recker and Power Roads as one of the traffic measures to slow traffic down in the area. At that time there were not enough funds available for the improvement. With the windfall from the sale of the property to Blandford, there should be adequate funds to make this improvement. The existing median pavement is not necessary except at the intersections for turn lanes. The future traffic will not warrant the need for this pavement. This is one way for City to compensate the local residences for the loss of open space. It will be both a safety and environmental improvement for this area.

Since this improvement should enhance the approach to Blandford's new development, the City could partner with Blandford to get the work done at the same time they are working on the improvements to Thomas Road west of Recker Road.

I hope you discuss this recommendation with Planning Department and the Mayor.

Thank You,

Dave Bender

Red Mountain Social Club

dbender6@cox.net

480-985-3937

To: Red Mountain Ranch homeowners, The Red Mountain Ranch HOA committee, Mesa City Council and planners

November 2019

Summary –

- There will be NO municipal park as planned.
- Red Rock Park will now be walled in on three sides losing the views, openness and access to wildlife it has now.
- Blandford Homes wants access, increasing usage of our private park by ~1 000 people with little to no benefit to Red Mountain Ranch homeowners.
- Blandford Homes will not be providing a park for the new community, almost guaranteeing that new residents will usurp Red Rock Park. (This may require installation of some barrier to restrict access to Red Mountain Ranch residents which will only create division in the community.)

Best outcome possible given the current state of affairs:

- 1) Rather than restrict use of Red Rock park, allow our community to retain control and allow the community at large to “share” Red Rock Park as long as they abide by the rules placed there by the RMR HOA.
- 2) Because of the inevitable increased usage of Red Rock Park the City of Mesa should provide a stipend to pay for park and hiking trail upkeep whenever use by the general public results in damage or vandalism or for other expenses such as liability insurance.
- 3) Require Blandford Homes to allow public access to their hiking trail and buffer area as long as local users abide by the rules of the new community’s HOA.
- 4) Blandford Homes should provide a buffer zone approximately twenty-five feet in depth around the perimeter of the park to mitigate the effects of a large walled in development.
- 5) The City of Mesa should provide local, convenient, high quality parks and hiking areas to its residents to improve their health and enjoyment of the community.

Red Rock Park is like a pearl in an oyster or a gemstone in a mine. It is rare in a city where there aren’t enough parks like it. Many residents use Red Rock park >300 days of the

year. We all agree that the experience of feeling the openness and sky, of seeing Arizona sunsets and natural beauty has been a joy. Many people, residents and non, come to the park to take photos of the silhouetted saguaros and the sunset. Others want to take Easter, new baby, engagement, graduation, prom and family reunion photos with the green grass and Red Mountain in the background. If there was any way to preserve this feature of the park it would be exceptional.

As it stands now about 20 -30% of park users are NOT Red Mountain Ranch homeowners. Prospect of park use by residents of the new development has led to talk of restricting access possibly via card access entry. This will force non-RMR residents to go elsewhere or to stop using a park. There is a friendly, social aspect about our community which would be detrimentally affected by closure of the park to outsiders. I feel a sense of pride and privilege that I am able to welcome others to visit the park. Many of the regular park attendees have developed a real sense of community - we gossip, talk politics, socialize outside of the park at times, refer each other to businesses and services, attend each other's birthday parties and have picnics together

The Red Mountain Ranch HOA committee should be commended for their efforts to hold down costs and maintain the quality of life of our community. (Many other Homeowners' Associations cost more and have fewer amenities to maintain than ours.)

Unfortunately, there will always be people who will complain about the cost of our HOA fees and there will always be someone with something to prove who will want to cut costs to get praise for their efforts. In the meantime some qualitative aspect of the neighborhood will be lost. Please do not turn Red Rock Park into an urban park. Please do not lower our quality of life by making "improvements " that few people will utilize. What park-goers have said they want is more open space, not more pavement.

In a conversation with Veronica Gonzalez , the Mesa project manager for this development, it was implied that it was inevitable that Red Rock Park will be used by the members of the new community. It was also implied that the financial benefits Blandford Homes offers would outweigh any downsides to the park's development.

The prospect of levying some fees to residents of the new community in exchange for use of Red Rock park was suggested, but probably only enough to cover the added expense from their use of it. Mr. Blandford, the purchaser of this land, has drawn up plans with use of Red Rock Park by the new community as a forgone conclusion. **There is a real issue of lack of CONVENIENT parks for all residents in the surrounding neighborhoods and the load which will be imposed upon Red Rock Park.**

Many residents of Red Mountain Ranch were surprised at the speed and stealth of this land deal. We had such faith in the City Council to watch out for our best interests that we were quite surprised by the outcome. Homeowners in Red Mountain Ranch have been attracted to this area because it is "on the edge" of civilization. We purchased homes here BECAUSE it borders BLM land that we hope will remain undeveloped. The City Council has reneged on the promise to leave some of the land bordering our community as a municipal park, and apparently used the money from the sale of the land to build parks elsewhere in Mesa. In addition, someone on the City Council tried to blame residents for that decision because we turned down offers to build ballparks nearby instead. Your vision of a park and ours is significantly different.

The city of Mesa has far too few parks as it stands now. This is due to the philosophical priority of short term gain by the city, and by developers, over the long term quality of life of the city's residents and due to the wimpy lack of resolve of city council members to hold their ground and stick to proposed master plans.

. Please do not urbanize our park and our neighborhoods. Rather, embrace and accommodate nature and the wildlife here. Keep native vegetation, provide hiking trails and wildlife corridors* through or around the developed areas. Keep as many views of Red Mountain as possible and minimize night time light pollution. Do as much as you can with what time and funding you have. Please do not be cheap and short-sighted. Future generations will realize, by contrast, what you have done.

DJ Stapley

From: Tom Lemon <tlemon@blandfordhomes.com>
Sent: Wednesday, November 20, 2019 4:09 PM
To: Kay Carl; DJ Stapley
Subject: RE: Blandford Development at the northwest corner of Thomas and Recker
Attachments: Conceptual Development Plan 10.7.19 as submitted pdf.pdf

Dear Mrs. Carl, and Dr. Carl

Thank you for your e-mail. I will forward it to our zoning attorney Sean Lake, and make sure your concerns, comments and suggestions are reviewed and entered into the citizen participation report. I will also share your comments regarding Red Rock Park with your HOA assuming that is OK with you.

A couple comments for clarification:

- On the proposed land plan (attached) we are proposing one gated entry from Recker Road. The other gated entry is proposed from Thomas Road. If you look at how the lots and homesites are laid out in the proposed community, and people typically taking the shortest, easiest route home, we think about 2/3rds of the homeowners will want to use the entrance from Thomas Road and about 1/3rd use the Recker Road entrance. The two (2) entrances are highlighted on the attached land plan with red circles.
- It is proposed that residents of the new community will have a “clicker” – remote control access to their gated neighborhood as you suggest – good idea
- The discussion about the shared use entrance to your Red Rock Park, is that it would be gated for resident access only for both pedestrians and vehicles, with no thru – connections, so it wouldn’t be a point of access into the new community (other than a proposed pedestrian gate which would be for walk-in access)
- The new community is proposed to have approximately a 600’ buffer from Nammo Talley, about 30 acres on the north side set aside as desert open space, to maintain a similar separation distance as the closest existing homes in Red Mountain Ranch

Please feel free to get back in touch with me by e-mail, or phone, or if you and your neighbors would like to talk thru any of the points further. Appreciate you reaching out.

Thanks

Tom

Tom Lemon
Vice President, Land Acquisitions and Development

BLANDFORD HOMES

3321 E. Baseline Road

Gilbert AZ 85234

tlemon@blandfordhomes.com

480-892-4492 office

480-620-2306 cell

From: Kay Carl <kayccarl@aol.com>

Sent: Wednesday, November 20, 2019 3:42 PM

To: djstapley@pewandlake.com; Tom Lemon <tlemon@blandfordhomes.com>

Subject: Blandford Development at the northwest corner of Thomas and Recker

My husband and I and several neighbors are concerned about the traffic congestion that will result with your proposed development. There are 296 homes proposed with 2-5 car garages offered. Depending upon the individual selections for the garages, the numbers would range from 761 to 1123. Granted, some of the garage spaces will be used for storage but the amount of traffic will still be overwhelming for Recker which is reduced in that area to only one lane each way.

There are two entrances proposed on Recker with an additional third if you gain access to our HOA park. We live in Country Club Estates with a main entrance on Recker for business and residents. There is another smaller entrance and exit on Trailridge that can only be operated electronically by residents, bypassing the need for a touch pad. This is done in other residential areas in the valley, Desert Mountain for example. The traffic on Recker Road would be reduced if you did this for the Recker Road entrance, allowing only construction and business, along with residents, on the Thomas entrance. If all 3 entrances are allowed on Recker, people may choose another entrance into our community by turning East on Thomas and enter at the intersection at Raft River. This is where the elementary school, Red Mountain Ranch Elementary School is located, and it is very busy with children being at the school and crossing Thomas Road to homes below Thomas. We do not want the traffic to divert to this area. Not safe for the children and unwanted congestion for the neighborhood.

In addition, we do not wish to share our HOA park. Again, it is another entrance onto Recker to be used by more people. Our park is larger than yours. You can have your park areas and we can keep ours. Other neighbors agree.

We are the original owners of our home and have been for over 20 years. We built knowing about the nearby plant producing sodium azide but felt that the land proposed for a City of Mesa park would be a sufficient buffer. We are very disappointed that Mesa sold this parcel of land to Blandford Homes when we expected a park, but we cannot imagine who would purchase homes so near to the adjacent industries, and at the prices proposed.

Kay Carl
Dr. Richard Carl
4055 N Recker Rd Unit 69
Mesa, AZ 85215

6238 E Star Valley Street
Mesa, AZ 85215
November 10, 2019

Sean B Lake
Pew & Lake
1744 South Val Vista Drive
Suite 217
Mesa, Arizona 85204

Desert Vista 100, LLC
Attn: Tom Lemon
3321 East Baseline Road
Gilbert, Arizona 85234

Wood, Patel & Associates, Inc.
1630 South Stapley Drive
Suite 219
Mesa, Arizona 85204

Norris Design
Attn: Alan Beaudoin
901 East Madison Street
Phoenix, Arizona 85034

Dear Sirs:

Re: Reserve at Red Rock/Conceptual Development Plan

I am writing since I cannot attend the November 14th meeting.

While in the Air Force, I was personally involved in development of the Air Installation Compatible Use Zones (AICUZ) for Luke AFB, Williams AFB and Tinker AFB. As a result, when I reviewed your plan for the Reserve at Red Rock, I noticed that the highest residential density was closest to Falcon Field Airport. As planned, the homes closest to the Field will be the densest and probably house families with the lowest income of residents in Red Rock. They would be the least capable of affording the appropriate noise abatement required to adequately enjoy uninterrupted living. In order to avoid future noise complaints against Falcon Field, it might be best to reorient the home size layout such that the less dense portion is closest to the airport. In any event, all deeds within Red Rock should be required to grant an aviation easement in favor of Falcon Field users.

The public access area on the north border of the development is a welcomed buffer from the manufacturing plant. However, there is no path access from the Red Rock community to that area. Also, if the access is planned to be from Recker Road, there is no parking for such access. If it is the intention that people should park at Red Mountain Park and walk to the open area, there are no visible access paths laid out to it. The streets within the community are all listed as

private which might infer that this would be a gated community. If so, what access will nonresidents have to the public park areas?

Finally, the drawing notes that Red Mountain HOA has a private park at Red Mountain Park and that you have provided a pedestrian gate to it for the community. Will the Reserve at Red Rock contribute to the upkeep of the park? If it is contemplated that Red Rock become part of the Red Mountain HOA in order to use the park, then it should be made clear that only Red Rock residents will pay for the upkeep of the private roads.

Sincerely,

A handwritten signature in black ink, reading "Gary A. Smith". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Gary A. Smith
602-284-7491

Notes from HOA Meeting
Red Mountain Ranch Owner's Association
Special HOA Meeting to discuss Red Rock Park

December 5, 2019

Red Mountain Elementary School
6650 E. Raftdriver Street
Mesa, AZ 85215

The Red Mountain Ranch HOA Board of Directors held a special meeting to discuss a possible agreement with Blandford Homes regarding improvements to Red Rock Park. The meeting proceeded under the direction of the Board of Directors and the HOA regulations, as officiated by Board President Shane Wikfors. The HOA kept record and sign-in sheets for the meeting. An estimate of the attendees was between 80-100, many of whom had participated in previous neighborhood meetings held by Blandford Homes.

Tom Lemon, Blandford homes, and Sean B. Lake from Pew & Lake, PLC were given time to make a brief presentation, which was followed by discussion by the HOA. While Blandford Homes may have prepared a record of the meeting, the following is a summary of some of the points discussed:

- Many HOA members did not want to share the park, did not want it to be fenced in and gated, and did not see the value of the proposed capital improvements.
- Extensive discussion occurred regarding whether the park should be fenced in with view fencing or solid walls.
- A request was made that the perimeter park walls abutting the park not be 6-ft. block wall but rather a view fence or 2-ft. over 4-ft. partial view fence over block wall.
- One gentleman recommended an additional pedestrian gate at the northeast corner.
- One gentleman recommended that the design theme and materials of the gated entry match Red Mountain Ranch theme and not the Reserve at Red Rock design theme.
- One lady expressed concern about the cost of operating the gates, and that gated entrances could inadvertently keep out the people who should use the park and might not stop people who should not.
- A couple people asked about reciprocity – if there were shared use of the park, whether RMR's members could access Reserve at Red Rock's amenities.
- Several questions relating to operating budget and contribution amounts.
- Some questions and comments were raised regarding the gate cards, fobs, access codes, and for Reserve at Red Rock residents, technology, logistics, and other details.
- Question about any impact on the drainage and the drainage basin in the NW corner of the park
- A request to consider restricting the 5 lots abutting the north side of the park to single-story homes
- One lady commented they like the boulders and where they are.
- Dog park issue – some people like to run their dogs at the park, others disapprove of that.

- One lady asked about the heavy antique plane noise in the winter season.
- A couple questions about discussions with the City on the north park area and public access trail.
- Several comments about wanting the 132 acres to be a City park, that they did not want the City to sell it for development.
- Several comments were made about traffic on Recker Road and parking.
- Several people asked how the HOA will come to a decision. In response, the HOA Board of Directors will come up with a plan to assemble the comments and prepare a response. It was apparent they may put out a survey to canvas their membership and come up with a vote.